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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

601,300 / 601,300

USE VALUE:

601,300 / 601,300

ASSESSED:

601,300 / 601,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALI AYAZ
Owner 2:	ALI AYAZ MUMTAZ
Owner 3:	

Street 1: 7 WELLESLEY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DEUTSCHE BANK NAT TRUST -

Owner 2: -

Street 1: 505 CITY PARKWAY WEST

Twn/City: ORANGE

St/Prov: CA Cntry:

Postal: 92868

NARRATIVE DESCRIPTION

This parcel contains 6,191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6191		Sq. Ft.	Site		0	64.	0.98	3									387,666						387,700	

Total AC/HA: 0.14213

Total SF/SM: 6191

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 387,666

Spl Credit

Total: 387,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 5	- Cape			Full Bath: 1	Rating: Good																			
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1												
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D					K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																
Year Blt: 1957	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct:	Fact: .			Floor:				Totals				RMs: 6					BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				DEPRECIATION				Interior:				1	6	3										
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			Additions:																
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																
Sec Int Wall:				Economic:				Baths:																
Partition: T	- Typical			Special:				Plumbing:																
Prim Floors: 3	- Hardwood			Override:				Electric:																
Sec Floors:				Total: 26.4			Heating:																	
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:																
Subfloor:				Basic \$ / SQ: 105.00				COMPARABLE SALES																
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 3	- Typical			Const Adj.: 0.99989998																				
Insulation: 2	- Typical			Adj \$ / SQ: 141.736																				
Int vs Ext: S				Other Features: 75500																				
Heat Fuel: 2	- Gas			Grade Factor: 1.00																				
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 289561																				
% Com Wall	% Sprinkled:			Depreciation: 76444																				
				Depreciated Total: 213117																				
MOBILE HOME				WtAv\$/SQ:								Ind.Val												
Make: [] Model: []																								
SPEC FEATURES/YARD ITEMS																								
				Serial #:																				
				Year:																				
				Color:																				
				PARCEL ID				039.0-0005-0002.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101												
19	Patio	D	Y	1	12X12	F	FR	2006	4.37	T	13	101			500			500						
More: N	Total Yard Items:	500			Total Special Features:				Total:	500														
IMAGE				AssessPro Patriot Properties, Inc																				